



# City of Santa Barbara

## ARCHITECTURAL BOARD OF REVIEW

### AGENDA

### JANUARY 27, 2020

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### BOARD MEMBERS:

Kevin Moore, *Chair*  
David Black  
Bob Cunningham  
Leon A. Olson  
Richard Six  
David R. Watkins  
Dennis Whelan

#### CITY COUNCIL LIAISON:

Cathy Murillo

#### PLANNING COMMISSION LIAISON:

Roxana Bonderson

#### STAFF:

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Matthew Ozyilmaz, Planning Technician  
Mary Ternovskaya, Commission Secretary

---

**NOTE TO APPLICANTS:** Applicants are urged to access the Design Review Submittal Quick Reference Guide available at [SantaBarbaraCA.gov/PlanningHandouts](http://SantaBarbaraCA.gov/PlanningHandouts) to view the *required* and suggested submittal items for each review level of a project.

**PUBLIC HEARING PROCEDURE:** The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to ABR Secretary, PO Box 1990, Santa Barbara, CA 93102-1990 or email to [ABRSecretary@SantaBarbaraCA.gov](mailto:ABRSecretary@SantaBarbaraCA.gov). Please note that the Board may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 12 copies).

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR). Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

**PLANS & ADDITIONAL INFORMATION:** If you have any questions or wish to review the plans, contact Matthew Ozyilmaz, ABR Planning Technician, at (805) 564-5399 or email [MOzyilmaz@SantaBarbaraCA.gov](mailto:MOzyilmaz@SantaBarbaraCA.gov).

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the ABR Secretary at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized

NOTE: Agenda schedule is subject to change as cancellations occur.

services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**TELEVISION COVERAGE:** This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/ABRVideos](http://SantaBarbaraCA.gov/ABRVideos).

**APPEALS:** Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

**STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY:** State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

**LICENSING ADVISORY:** The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See ABR Guidelines 2.1.2A and 3.1.2C for specific information.

**NOTICE:** On Thursday, January 23, 2020 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/ABR](http://SantaBarbaraCA.gov/ABR).

### PLEASE BE ADVISED

The following advisories are generally also contained in the City's Architectural Board of Review General Design Guidelines and Meeting Procedures ([ABR Guidelines](#)). The specific ABR Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the ABR Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will attempt to notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. (3.2.4)
- Substitution of plans is not allowed. If plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a Project Design Approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the Project Design Approval expiration date. (3.2.9) An ABR approval does not constitute a Zoning clearance or a Building and Safety Permit.
- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

**NOTICE OF CASE NUMBER FORMAT CHANGE**

*The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."*

**GENERAL BUSINESS**

- A. 2020 Election of Chair and Vice Chair.
- B. 2020 Appointment of Consent Review Representatives and Subcommittees.
- C. Public Comment.

Any member of the public may address the Board for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

- D. Approval of the minutes of the Architectural Board of Review meeting of **December 16, 2019**.
- E. Approval of the Consent Calendar of **January 13** and **January 27, 2020**.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.

**(3:15PM) PROJECT DESIGN APPROVAL**

- 1. **219 E HALEY ST**
  - Assessor's Parcel Number: 031-202-014
  - Zone: M-C
  - Application Number: PLN2016-00078
  - Owner: Price Living Trust  
John Price, Trustee
  - Architect: Ed De Vicente

(Proposal for a new mixed-use development using the Average Unit-Size Density (AUD) Program. The proposal includes the demolition of seven existing structures housing eight residential units and the construction of a four-story, 34 unit, mixed-use development. Unit mix will include 15 two-bedroom units, 14 one-bedroom units, and 5 studios ranging in size from 400 to 1,105 square feet, with an average unit size of 725 square feet. Also proposed are two commercial spaces totaling 1,826 square feet. The proposed density on this 23,974 square foot parcel will be 61.8 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential, 37-63 dwelling units per acre in the Priority Housing Overlay. There will be 36 covered parking spaces for the residential units and 3 covered parking spaces for the commercial area, with 38 spaces required. Project requires a Development Plan Approval finding for a Small Non-Residential Addition as defined in section 30.170.020 of the Municipal Code.)

**Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Infill Design Guidelines, Haley/Milpas Design Guidelines, and Outdoor Lighting Design Guidelines. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on November 4, 2019.**

**(4:45PM) PROJECT DESIGN APPROVAL**

**2. 329 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 031-392-025  
Zone: R-2  
Application Number: PLN2019-00040  
Owner: Salvador & Maria E. Rodriguez  
Applicant: Jan Hochhauser

(Proposal for two new residential duplexes. Project entails the demolition of an existing two-story single residential unit and the construction of two, three-story duplexes. Units will range in size from 2,676 to 3,962 square feet. Also proposed are eight assigned parking spaces, two guest parking spaces, and ten bike parking spaces. Site work includes new landscaping, driveways, courtyards, a pedestrian bridge over the motor court connecting the duplexes, and patios.)

**Project Design Approval is requested. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Infill Design Guidelines, Outdoor Lighting Design Guidelines. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on December 2, 2019.**

**(5:50PM) NEW ITEM: CONCEPT REVIEW**

**3. 810 QUINIENTOS ST**

Assessor's Parcel Number: 017-163-002  
Zone: M-I  
Application Number: PLN2018-00633  
Owner: Ramon Lazcano  
Applicant: Steve Harrel, Architect

(Proposal to construct a two-story non-residential building on a site developed with a single residential unit. Project entails construction of a 1,340 square foot structure containing a 1,000 square foot warehouse, a 140 square foot office, and a 200 square foot loft to service the existing on-site business. Project proposes three parking spaces to accommodate both the business and the existing residence. Project requires Development Plan Approval findings for allocation of nonresidential floor area.)

**No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Urban Design Guidelines, Haley/Milpas Design Manual, Outdoor Lighting Design Guidelines.**

**\* THE BOARD WILL RECESS FROM 6:30 TO 6:50 P.M. \***

**(6:50PM) NEW ITEM: CONCEPT REVIEW**

**4. 3311 MCCAWE AVE**

Assessor's Parcel Number: 051-100-002

Zone: C-R/USS

Application Number: PLN2019-00640

Owner: Emily F. & James M. DeLoreto Trust

Emily & James DeLoreto, Trustees

Applicant: Steve Fort

(Proposal for a façade remodel for the Gelson's in Loreto Plaza. Project entails creating a new western entrance with detailing to match the existing eastern entrance. The maximum height of the new entrance will increase from 20'-2" to 26'-8". Project also includes new outdoor seating. No increase in floor area is proposed.)

**No final appealable decision will be made at this hearing. Project requires compliance with the Project Compatibility Analysis and the following guidelines: Upper State Street Design Guidelines, Outdoor Lighting Design Guidelines.**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**